



# MOVING OFF CAMPUS 101

FALL 2023

# Moving Off Campus 101

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- Housing Search
- Things to Consider: Budget, Housemates, & Neighborhood
- Safety & Security
- Signing a Lease
- Being a Good Neighbor



# PRESENTERS

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Catherine Tyner, Assistant Dean of Students

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Anthony Dominguez, Captain Support Services-Tulane University  
Police Department

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Chris Pourciau, Community Relations Program Manager, Office of  
Government & Community Relations

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Chris Zacharda, Director-Office of Student Conduct



# OFF-CAMPUS HOUSING OPTIONS

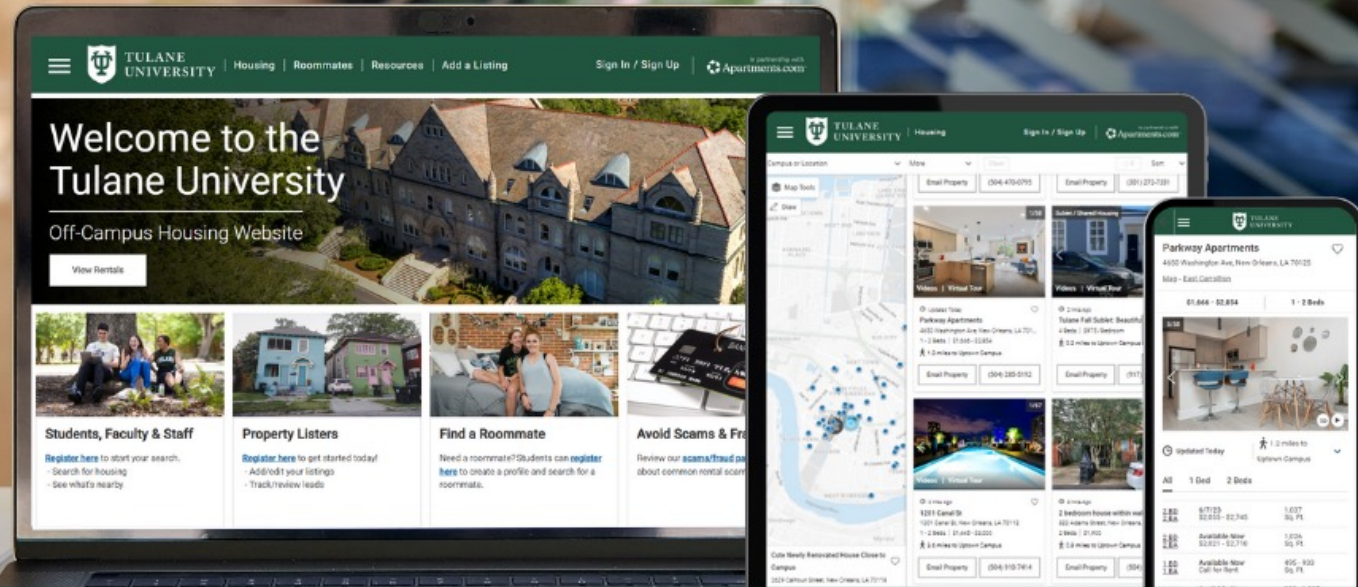
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Off-Campus Housing Website

# Need Off-Campus Housing?

Check out the **new** Off-Campus Housing Website!

🔍 [offcampushousing.tulane.edu](https://offcampushousing.tulane.edu) ✕



- ✔ Map-based housing search
- ✔ Roommate Finder
- ✔ Renter need-to-know resources
- ✔ Sublet options



TULANE  
UNIVERSITY

| [Housing](#)

| [Roommates](#)

| [Resources](#)

| [Add a Listing](#)

[Sign In / Sign Up](#)



In partnership with  
[Apartments.com](#)

# Welcome to the Tulane University

Off-Campus Housing Website

[View Rentals](#)



# Sign In

## Students, Faculty & Staff

Sign In with your TU SSO credentials

## Property Listers & Guests

(users without TU SSO credentials)

Username

Password

Remember Me

Sign In

[Forgot username/password?](#)

Email Addresses

Subscription

## Housing

Add Listing

My Housing Search

## Roommates

[View Rentals](#)

[Roommate Search](#)

[Edit account](#)

[Add a new Listing](#)





**Celia B**



Campus: Uptown Campus

I'm an international nondegree student coming from France to New Orleans, where I'll be teaching French at Tulane as a teaching assistant, while takin...



**Carlton-Raymond S**



Campus: Uptown Campus

Hi! My name is Carlton-Raymond. I'm a political science pre-law major. I'm a major foodie and I love learning about different cultures and trying new ...



**Almas K**



Campus: Uptown Campus

Hello there! I'm a Crypto Project Manager from Russia, currently pursuing my MBA at Tulane University. I'm excited about immersing myself in the vibra...



Add Profile

Advanced Search

View Favorites (0)

My Roommate Search

To narrow your search results, select a filter below.

**ROOM**

[Have A Place](#) (1)

[Need A Place](#) (21)

**WHEN?**

[Fall](#) (15)

[Summer](#) (3)

[Now](#) (3)

[Other](#) (1)

**GENDER IDENTITY**

[Man](#) (7)

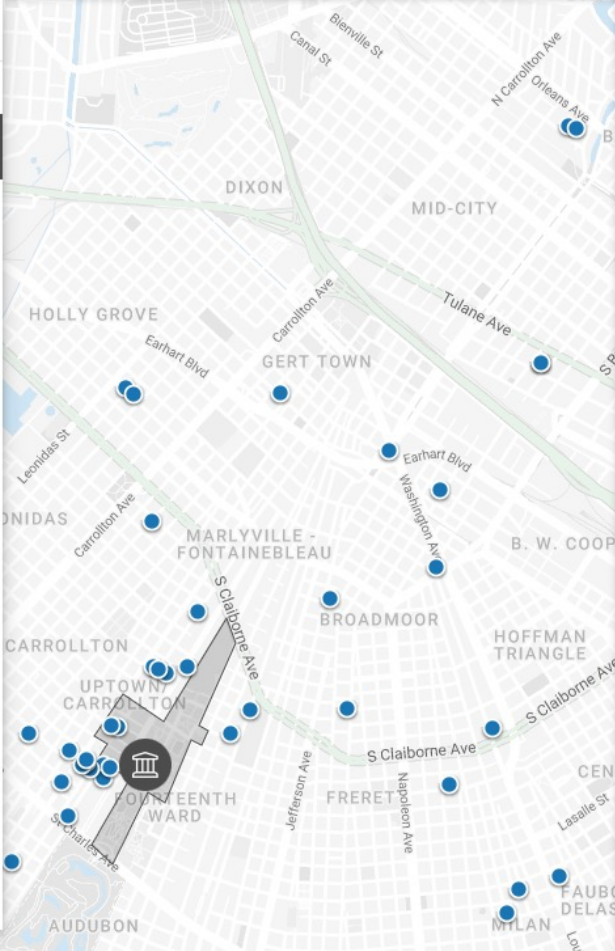
... (15)

Campus or Location Price Pricing Type Beds & Baths Building Type More Clear

Search by Property Name

**Campus**

- Uptown Campus**
  - Downtown Campus
  - Elmwood Campus
- Location**
- Algiers Point
  - Audubon
  - Bayou St John
  - Black Pearl
  - Broadmoor
  - Central Business District
  - Central City
  - City Park
  - Dixon



**Off-Campus Apartments for Rent near Uptown**  
73 Rentals Available

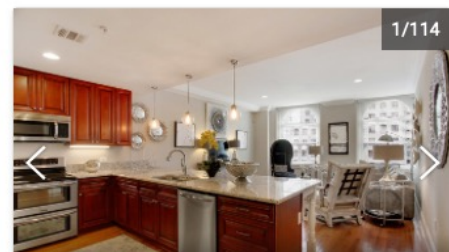


Videos | Virtual Tour

1 Day Ago ♡

**The Saulet Apartments**  
 1420 Annunciation St, New Orleans, LA 70130  
 1 - 3 Beds | \$1,347 - \$3,578  
 3.3 miles to Uptown Campus

Email Property (504) 608-2356



Campus or Location



Price



Pricing Type



Beds & Baths



Building Type



Map Tools

Public Transit

Restaurants

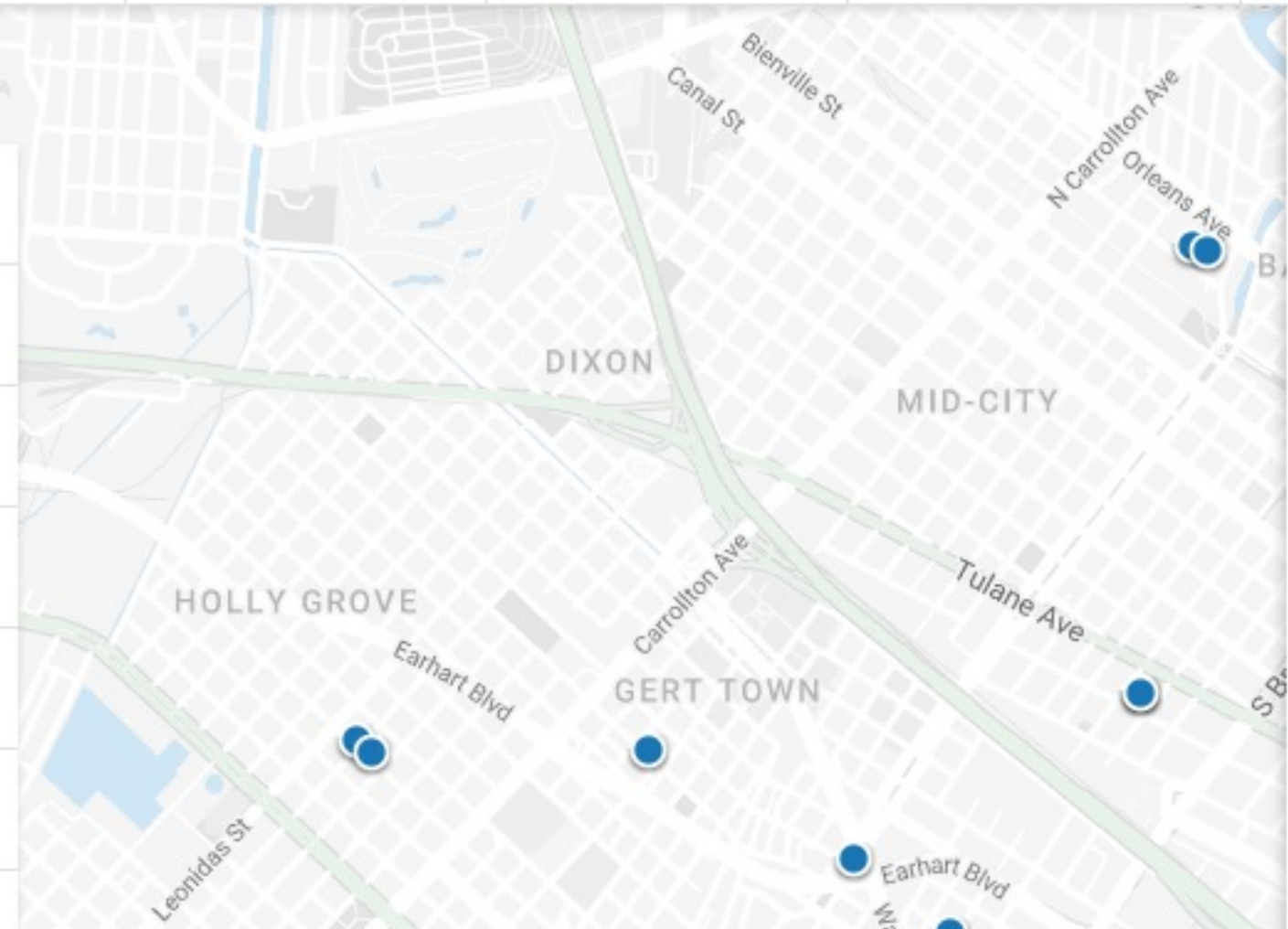
Groceries

Coffee

Banks

Shopping

Fitness



Off-Campus  
73 Rentals Av



Videos | V

🕒 1 Day Ago

**The Saulet**

1,400 Apartments

Any



Note: Max occupants may be governed by local law.

## Distance to Campus

Any



## Transportation

- Near Campus Shuttle Route (0)
- Near Bus Stop (10)
- Near Metro or Subway (0)
- Garage Parking (27)
- Private Shuttle to Campus (0)
- Walk to Campus (18)

## Pets

- Dogs (42)
- Cats (44)
- Pets Allowed (45)
- Pets Not Allowed (0)

## What information can we help you find?



**FIND**



**LEASE**



**MOVE**



**LIVE**



 [Apartment Search Checklist](#)

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 [Student Budget Worksheet](#)

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 [Roommates - Things to Consider](#)

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 [Suggested Questions for Landlords](#)

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 [Tulane University Off-Campus Living Guide](#)



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 [Student Budget Worksheet](#)

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 [Roommates - Things to Consider](#)

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 [Suggested Questions for Landlords](#)

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 [Sample Roommate/Housemate Agreement](#)

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 [Tulane University Off-Campus Living Guide](#)

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## New Orleans Resources

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**City of New Orleans**

**New Orleans Police Department**

**New Orleans Fire Department**

**New Orleans Trash & Recycling Collection**

**311 Non-Emergency Services**

**211 VIA Link Resources**

**Entergy New Orleans**

**New Orleans Sewerage & Waterboard**

**Regional Transit Authority Bus, Streetcar, & Ferry Routes**

**Bike Easy Bike Maps**

**NOLA Blue Bikes Bike Share**

# MOVE

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 [Keys to Successful Off-Campus Living](#)

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 [New Orleans Resources](#)



# LIVE

Sort

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 [Student Budget Worksheet](#)

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 [Roommates - Things to Consider](#)

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 [Sample Roommate/Housemate Agreement](#)

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 [Tulane University Off-Campus Living Guide](#)

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 [Keys to Successful Off-Campus Living](#)

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 [Tulane Resources](#)

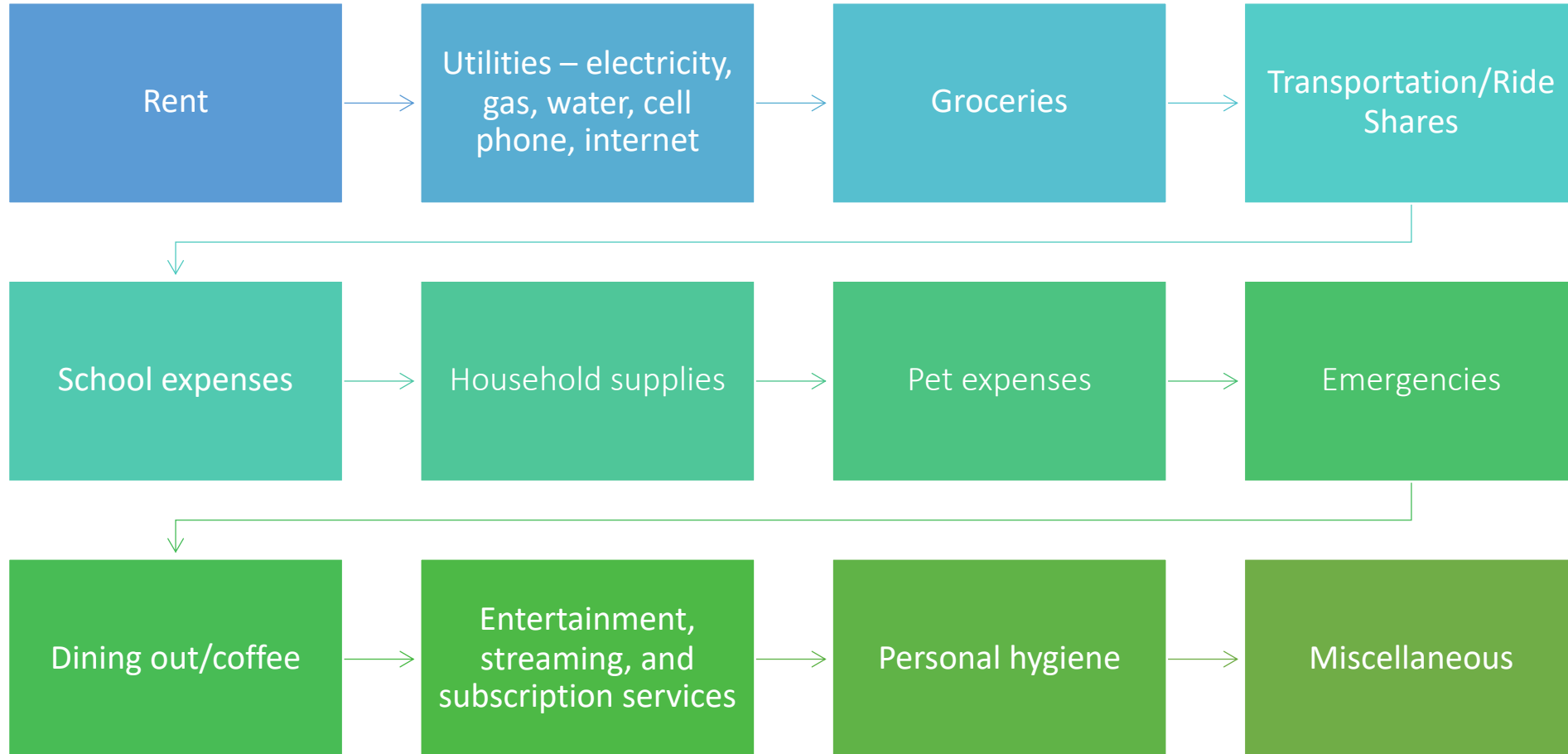
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 [New Orleans Resources](#)

# Rental Costs- Things to Consider



# Costs to Consider



# Roommates/ Housemates -Things to Consider



# Choosing a Roommate



If you're planning to live with roommates/housemates during your college years, it's important to spend time defining your ideal roommate. Before you decide on a roommate, you must consider a few important factors, including temperament and reliability. Before agreeing to share your living space with a roommate, interview them and make sure that the two of you can live together comfortably.

# Things to consider

Know what you want out of it



Make sure that temperaments match



Schedules that fit your needs



Make sure they can pay their share of rent/utilities

# Things to consider



Similar cleanliness habits

Good communication

Shared interests

# Where do I Want to Live?

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The New Orleans rental market is unique. There are few multi-unit complexes, so finding a safe apartment often takes more research and effort than in other cities. Apartments near campus are most likely to be in “shotgun doubles” with mirror-image units' side-by-side, duplexes on separate floors, or part of a large house. Some apartments are managed by their individual owners. Other apartments are handled by a management company. Some landlords live nearby; others may be out of town. Most leases are yearlong and run June 1–May 31.





Visit <https://www.neworleans.com/plan/neighborhoods/> and learn more about the different neighborhoods in the city!

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\*not all neighborhoods are featured in this map.





- Location, location, location
- How will I get to campus?
  - Don't underestimate how far a "couple of blocks off campus" can feel
  - Can I take advantage of TU Shuttles at night?
- Is the neighborhood kept clean? Are the houses and lawns well kept?
  - Check Google street view!

# What is in the Neighborhood?



- Where is the closest grocery store?
- Where is the closest pharmacy?
- Access to shops
- Access to healthcare facilities
- Is it close to transportation?
- Are there activities nearby?
  - Parks, music venues, restaurants, etc.



# Safety & Security



# Safety & Security – Tulane University Police Department

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The Tulane University Police Department (TUPD) is a full-service law enforcement agency that provides police services to the uptown and downtown campuses. TUPD strives to adhere to the best practices, including nationally recognized standards for the delivery of police services, and is accredited by the Commission on Accreditation for Law Enforcement Agencies (CALEA).

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TUPD officers work collaboratively with the New Orleans Police Department and are commissioned and vested with full powers of arrest at all Tulane University properties and within a one-mile perimeter area surrounding the uptown campus. The downtown campus patrols cover an area bounded by S. Claiborne Avenue to Loyola Avenue and Poydras Street to Canal Street. There are also several Tulane University properties outside of this boundary that are checked daily. TUPD officers patrol our campuses and the surrounding communities 24 hours a day, 7 days a week.

# Safety & Security

DID YOU KNOW?



You can ask TUPD to perform a security assessment of the apartment. Contact TUPD at [police@tulane.edu](mailto:police@tulane.edu) or call 504-865-5381.

# Before You Sign:

# Safety & Security

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Inspect the residence for fire safety equipment.

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Pursuant to New Orleans Municipal Code, all dwelling units should have an operable fire detection system and alarm. Such systems may be hard-wired or battery- operated

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The New Orleans Fire Department (NOFD) offers free installation of up to two (2) smoke alarms per residence. The Free Smoke Alarm Installation Program Request Form is available at <https://nola.gov/free-smoke-alarm/>

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The Tulane University Uptown Campus is located in the 6th NOFD District

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The Tulane University Downtown Campus is located in the 2nd NOFD District

# Before You Sign:

# Safety & Security

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Review the New Orleans Police Department (NOPD) Crime Map, available at <https://nola.gov/nopd/data/>

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The Tulane University Uptown Campus is located in the 2nd Police District

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The Tulane University Downtown Campus is located in the 8th Police District.

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Ask friends, neighbors, and current residents for feedback about the landlord and the property. Does the landlord respond quickly to problems, such as a broken appliance? How noisy is the area? Is the property well maintained — inside and outside?

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Ask TUPD to perform a free security check of the apartment. Your prospective landlord will need to approve this. To schedule an appointment, contact TUPD at [police@tulane.edu](mailto:police@tulane.edu) or (504)865-5381



# Safety & Security

Ask the Tulane Legal Assistance Program (TULAP) to review your lease and explain your rights and responsibilities (see page 5 for more information about TULAP)

Make sure you receive information on lead-based paint and / or lead-based paint hazards. Per the Residential Lead-Based Paint Hazard Reduction Act of 1992, ([tulane.it/lead-paint-hazard-act](http://tulane.it/lead-paint-hazard-act)) your landlord must provide you with the EPA-approved “Protect Your Family From Lead In Your Home” pamphlet ([tulane.it/lead-paint-protection-pamphlet](http://tulane.it/lead-paint-protection-pamphlet)), provide any records and reports on lead-based paint and/or lead-based paint hazards which are available, and provide an attachment to the lease (or language inserted in the lease itself) which includes a Lead Warning Statement and confirms that landlord has complied with all notification requirements.

# Safety & Security – Personal Safety

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The safety and well-being of all students is of the utmost concern to Tulane University. In the event of an emergency or impending threat, Tulane will send critical voice and text messages to our students at multiple telephone and email addresses. To ensure that you receive these messages, students should update their information through Gibson Online or the Registrar's Office every semester.

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For more information on the university's emergency response and operating status, visit [tulane.edu/emergency](http://tulane.edu/emergency).

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You can also follow @TulaneNews and @TulaneEmergency on social media for updates.

# Safety & Security – Street Safety

- Avoid walking alone at night. Walk with friends, call TUPD for an escort, or take Tulane TransLoc.
- TUPD Escorts are available to all Tulane affiliates 24 hours a day, seven days a week. To request a TUPD escort, call: 504-865-5381
- Tulane TransLoc provides on-demand service for Tulane community members and uptown service is available from 6 p.m. to 3 a.m. Monday–Sunday. Service must be requested through the TransLoc app (see page 21)
- Be alert and be aware of your surroundings. Talking on a cellphone or listening to headphones can make you less alert and an easier target for criminals
- Stay in well-lit areas
- If you are being harassed, try to attract attention to yourself and head toward any well-lit buildings/locations where people are present
- Always carry personal identification (Splash Card, state-issued ID, military ID, etc.). Trust your instincts. If someone or something makes you uneasy, avoid the person and leave the area.

# Safety & Security - Everbridge

- Everbridge is Tulane University's emergency notification system. In an emergency, Everbridge sends messages via telephone, text message, email and app notification.
- *How does the Everbridge app work?* Once you register with your Tulane credentials, the Everbridge app will give you the ability to communicate via text, emergency call button and the ability to send photographs of suspicious persons/events directly to Tulane University Police Department (TUPD).
- *Virtual Escort* - Safely walk on campus by leaving a breadcrumb of your locations. If you don't check-in, an SOS will automatically trigger an emergency request to TUPD.
- *Emergency Call Button (SOS)* Through a mobile device, a user can send an alert to TUPD with one click, automatically providing student information and GPS location.
- The Everbridge app can be downloaded from the Google Play or iTunes App Store.

# Signing a Lease

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# Signing a lease

Before signing a lease, you should know the answers to these questions:

- How long is the lease term?
- What is the security deposit and is it refundable?
- What is the monthly rent? What is included in this price? (utilities, lawn care, internet/cable)
- When is rent due and how do I pay it?
- What is the penalty for late payment?
- Is there 24/7 maintenance, if I have an emergency?

# Signing a Lease

Questions continued:

- What are the rules for personalizing my apartment? (hanging things on the walls, painting etc.)
- How much notice will I be given before someone enters my apartment?
- How often are the locks changed?
- What will you do to prepare the apartment before I move in?
- What are the penalties for breaking the lease should something come up?

# Signing a Lease – Other Things to Consider

- If possible, talk to previous tenants
- Have a third party read your lease to catch any loopholes
- Get everything (promises, changes) from your landlord in writing
- Talk to neighbors about the property and the area



# Signing a Lease – Renter's Insurance

- Tulane University strongly recommends all renters purchase some form of renters insurance. Renters insurance can protect your personal property in the event of theft or damage.
- Your landlord's insurance policy does not cover any of your personal belongings.
- If appropriate, check with your parents to find out whether you are covered under their insurance policy. Students are typically covered under their parents' policies when living on campus but are not typically covered when renting a privately owned property off campus.
- Homeowners insurance policies typically have larger deductibles (\$2,500-\$10,000) which may not provide coverage for smaller losses, whereas renters insurance policies can provide lower deductibles (\$250-\$500).
- Tulane University provides several resources for students to purchase a renters insurance policy directly from insurers to cover damage or theft of personal laptops, smartphones, clothes, books, bicycles and more via [tulane.it/renters-insurance](https://tulane.it/renters-insurance).

# Landlord – Tenant Relations: Tips

- Be sure you obtain a signed copy of the lease at the time you and the landlord sign it.
- If you are going to share your housing with roommates, be sure that all the roommates sign the lease. Only those people whose names are signed to the lease are ultimately responsible for rent, damages, or other liabilities.
- Unless the signed lease provides otherwise, Louisiana law states that roommates are considered as joint obligors, which means that each roommate can be held liable for the full amount of the lease, not just their individual share.
- Be sure that any changes to the lease are written into the lease and initialed by both parties.
- If possible, we suggest that you NOT sign any lease containing the following clauses, as they can severely restrict your rights:
  - Lessee waives Lessor's liability for any defects on the premises
  - Lessee is liable for attorney's fees
- You should be aware that very large corporate landlords are totally inflexible about making changes in their lease forms



Being a  
Good  
Neighbor

# Being a Good Neighbor

- Living off campus is a very different experience from living in a university residence hall.
- Living in a New Orleans neighborhood is an exciting privilege that brings independence and requires responsibility.
- The neighborhoods surrounding Tulane are full of diverse people whose lifestyles, schedules, and living arrangements may vary greatly from yours.
- Residents of the historic neighborhoods around Tulane maintain and expect a high quality of life. They expect you, as a neighbor, to uphold and maintain that high quality too.

# Be a good Neighbor – Code of Student Conduct

- All students are required to know and abide by the Tulane University Code of Conduct. If students are found to have violated the Code of Conduct, appropriate disciplinary consequences may result. The Code of Conduct extends to behavior off campus. Additionally, violations of state or local laws by Tulane University students are addressed by the Office of Student Conduct.
- Visit [conduct.tulane.edu](http://conduct.tulane.edu) for more information.

# Being a Good Neighbor – Noise Ordinance

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Being a Good Neighbor means abiding by the city's quality of life ordinances regarding trash and noise.

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The New Orleans Municipal Code prohibits any noise above conversation level (60 dB) be heard in a neighbor's home for a sustained period of time. This is in effect 24 hours per day. The New Orleans Municipal Code prohibits amplified noise at a level audible in a neighbor's home between 9 p.m. and 10 a.m. Sunday–Thursday, and between 10:30 p.m. and 10 a.m. Friday and Saturday.

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This applies to homes that share an interior wall, such as a double or other multi-unit residence, and to homes that share property lines.

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Violating this ordinance can result in a misdemeanor charge or citation, which is punishable by fine and/or imprisonment. Each day a violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.

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Additionally, these violations can result in a University conduct violation.

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Please remember you are now part of a residential community that is comprised of more than college students. There are families with young children, elderly adults and people who work a variety of hours. It is important to obey the ordinance and understand that people want quiet throughout the day and night.

# Being a Good Neighbor – Trash Ordinance

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Trash carts are not to be placed curbside before 4pm of the day prior to collection day.

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Trash carts are to be removed from the curb before 7pm on collection day.

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In between collection days, trash carts are to be stored on your property and cannot block any pedestrian or vehicular traffic along sidewalks, streets, and other rights-of-way.

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If you have bulk trash (furniture, mattresses), you must schedule a pickup via 311.

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Bulk items are not to be placed out for collection more than 24 hours prior to the scheduled date provided by the city.

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Additionally, trash violations can result in a University conduct violation.

# Being a Good Neighbor – Trash Ordinance

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To register for a trash collection roll cart or report a missed collection call: 311.

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If your building has more than four (4) units, then your landlord is required to contract privately for trash collection. This includes bulk items too.

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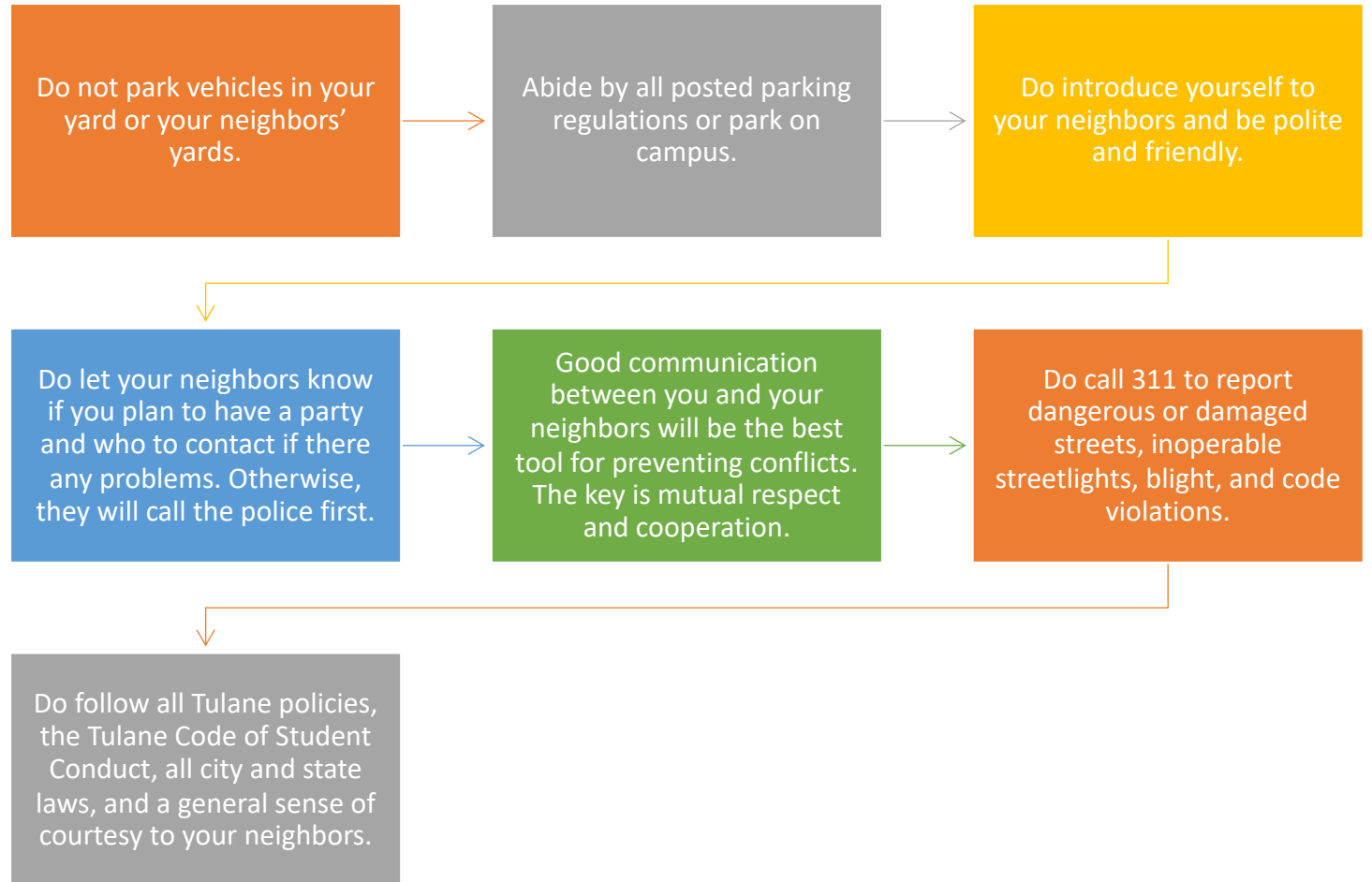
Violation of any of the above can result in fines for tenants and landlords.

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**Your home's curbside trash and recycling pickup schedule can be found at: [www.nola.gov/sanitation/schedules/](http://www.nola.gov/sanitation/schedules/).**



# Being a Good Neighbor



# Important Numbers

- TUPD
  - Non-Emergency: (504) 865-5381
  - Emergency: (504) 865-5911
- NOPD
  - Non-Emergency: (504) 821-2222
  - Emergency: 911
  - Tulane's Uptown campus is located in the 2<sup>nd</sup> NOPD District: (504) 658-6020.
- NOFD
  - Non-Emergency: (504) 658-4700
  - Emergency: 911
- To report property code violations, call: 311
- To report inoperable or blocked streetlights, call: 311



# RESOURCES

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# Resources

[Tulane University Off-Campus Housing Portal](#)

[2023-2024 Off-Campus Living Guide](#)

[Tulane University Legal Assistance Program \(TULAP\)](#)

[Tulane University Police Department](#)

[Everbridge](#)

[Tulane University Emergency Preparedness & Response](#)

[Tulane University Shuttles & Transportation](#)

[Tulane University Code of Student Conduct](#)



# Resources

[Renters Insurance](#)

[New Orleans Neighborhood Guide](#)

[NOPD Crime Map](#)

[NOFD Free Smoke Alarm Installation Program](#)

[Trash & Recycling Schedule](#)

[New Orleans 311](#)





QUESTIONS?